



12 Jesu Street, Ottery St. Mary, EX11 1EU

Guide Price £475,000

5 2 2



We are pleased to bring to the market this spacious and characterful five-bedroom period home, ideally situated in the heart of Ottery St Mary, with the town's excellent amenities right on its doorstep. The property further benefits from a generous south-facing garden, along with an outbuilding and workshop.

The well-proportioned accommodation begins with an entrance hallway featuring tiled flooring. There is a useful study, suitable for a variety of purposes, a spacious living room offering ample space for comfortable seating, and a snug currently used as a second sitting room. The ground floor also includes a shower room fitted with a modern white suite. In addition, there is a large conservatory with tiled flooring, presently used as a dining room, which comfortably accommodates a large family dining table and chairs. This provides an ideal space for dining and entertaining, with French doors opening onto the rear garden. The kitchen is fitted with a range of wooden-fronted cupboards and drawers at both base and eye level, complemented by coordinating work surfaces. A gas-fired Rangemaster oven and hob are included, and there is ample space for modern appliances such as a fridge/freezer, dishwasher and washer/dryer.

Stairs rise to the first floor, which comprises five bedrooms, two of which, including the main bedroom, benefit from built-in wardrobes. The fifth bedroom is currently used as a study but has previously been used as a bedroom. A family bathroom fitted with a modern white suite completes the first-floor accommodation. The property also benefits from a modern gas central heating system and uPVC double glazing throughout.

Externally, double coach doors provide vehicle access to a driveway offering off-road parking, which continues through to the rear garden. The garden features a patio area, pond, and is well stocked with a variety of plants and shrubs, alongside a gravel pathway and lawned areas. There is a large barn and workshop with light and power, currently used for storage and as a home gym. Subject to the necessary permissions and consents, there is potential for the barn and workshop to be converted into additional accommodation to suit the future occupiers' needs. Two steps lead to a further lawned garden. The gardens continue beyond the greenhouse. From the top of the garden, there are lovely views back over the town. In total, the plot, including the property, extends to approximately 0.2 of an acre.

TENURE Freehold

VIEWING By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

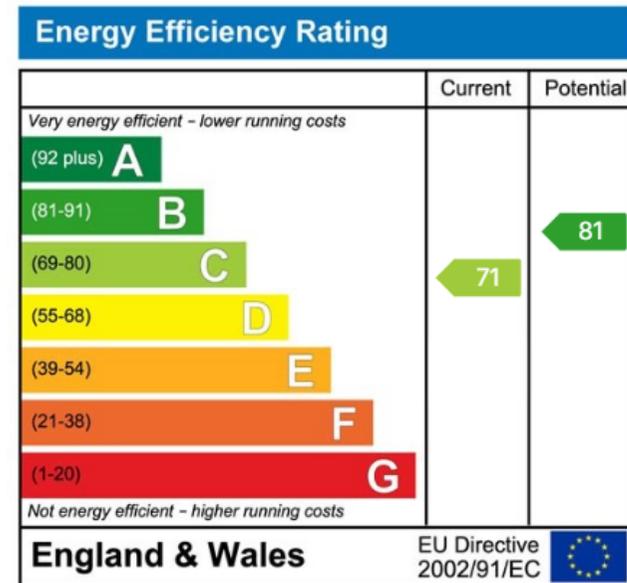
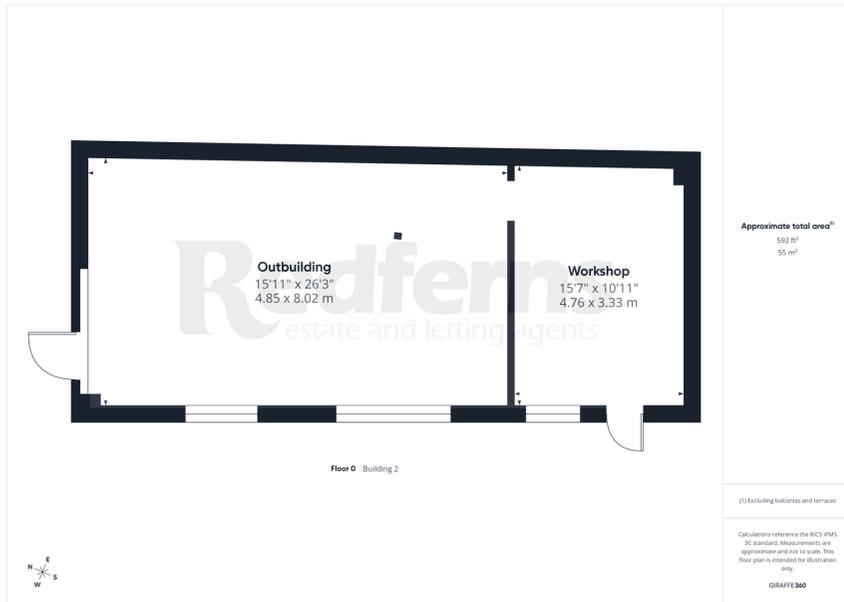
OUTGOINGS Council Tax Band C

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this [link checker.ofcom.org.uk](http://linkchecker.ofcom.org.uk)





- Spacious five-bedroom period home
- Central location in the heart of Ottery St Mary
- Generous south-facing garden, approximately 0.2 acres
- Multiple reception rooms
- Large conservatory/dining room
- Rangemaster oven room
- Modern family bathroom and ground-floor shower room
- Five first-floor bedrooms
- Off-road parking accessed via double coach doors
- Large barn and workshop with light and power, offering conversion potential (subject to consents)



Ottery St. Mary | **01404 814 306**  
Exeter | **01392 984 511**  
Sidmouth | **01395 512 544**

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